

The Neuhaus Complex
State Hwy 532 and County Road 219
Hackberry
Lavaca County
Texas

HABS No. TX-3388

HABS
TEX,
143 - HACK,
1-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

REDUCED COPIES OF MEASURED DRAWINGS

Historic American Buildings Survey
National Park Service
U.S. Department of the Interior
Washington, D.C. 20013-7127

HISTORIC AMERICAN BUILDINGS SURVEY

L.E. NEUHAUS COMPLEX
HACKBERRY, TEXASHABS
TEX,
143-HACK
1-

Location: Texas Farm to Market Highway 532 and Lavaca County
Road 219, Hackberry, Texas, Lavaca County, in the
vicinity of Oakland, Texas.

Universal Transverse Mercator (UTM): Coordinates:

NEUHAUS HOMESTEAD:
14.705265.3273782

NEUHAUS BROTHERS GENERAL STORE
14.705362.3273865

C.L. NEUHAUS-KING HOUSE
14.705425.3273880

Present Owners: Homestead: Mr. Phillip Ross Neuhaus, Jr.
Stone Store: Mr. William O. Neuhaus, III
Mr. Victor Neuhaus, Jr.
Neuhaus - King House: Mr. Morton King

Present Use: Homestead: residence, presently unoccupied; being
prepared for restoration
Stone Store: Vacant
Neuhaus - King House: family weekend retreat

Statement of Significance of the Neuhaus Complex:

The Neuhaus Complex, Constructed between 1847 and 1881, consists of three primary structures built for the Neuhaus family. Ludwig Eduard (L.E.) Neuhaus immigrated to Lavaca County, Texas, from Ellerburg, Germany, in 1846 founding the settlement he later named Hackberry. He constructed a two-story fachwerk structure of oak timbers with brick in-fill between 1850 and 1852, which accommodated his family residence and mercantile business. A two-story stone structure was added around the end of the Civil War when business expanded.

In 1881 the two-story stone structure known as the Neuhaus Brothers General Store was constructed to serve the growing community around Hackberry. At this time a large Greek Revival house was built east of the store as the residence for the family of the eldest son, Franz Carl Ludwig (C.L.) Neuhaus. (C.L. Neuhaus-King House)

The Neuhaus Complex embodies architectural, historical and cultural significance. The Neuhaus Homestead and Mercantile served as a stop over on the old Gonzales-San Felipe stage coach route. L.E. Neuhaus expanded his role as merchant to that of Banker, Rancher, and Postmaster. he was also the owner of steam driven saw and grist mills and later the first cotton gin in the area. In 1881 Hackberry boasted the largest commercial establishment in Lavaca County with the construction of the Neuhaus Brothers General Store. Arrival of the railroad in 1873 through the nearby town of Schulenberg offered the possibility for further growth. However, by 1900, the community of Hackberry had waned and the Neuhaus family had started relocating to Houston, Texas.

The Neuhaus Complex illustrates the contribution of one German immigrant family to the settlement of Texas. L.E. Neuhaus introduced industry, business and skilled labor to the region. His encouragement and sponsorship of countless German immigrants enriched the fabric of a multicultural new state. The Neuhaus complex, the core of Hackberry, provided a starting point for the many immigrants who settled in the area. The history of this community suggests the promise and fragility of frontier community life.

PART 1: HISTORICAL INFORMATION OF THE NEUHAUS COMPLEX STRUCTURES

PHYSICAL HISTORIES OF THE THREE STRUCTURES:

1. L.E. NEUHAUS HOMESTEAD

Significance of Neuhaus Homestead: The L.E. Neuhaus Homestead is a notable example of German fachwerk construction of hand-hewn oak timbers and site-fired bricks. Built between 1850 and 1852, the structure served as home for an industrious, entrepreneurial German immigrant, Ludwig Eduard Neuhaus, and his family, as well as housing his fledgling mercantile establishment. As his business grew, so did the building. Around the end of the Civil War, a two-story stone addition was built on to the east end of the house to enlarge the store area. The fachwerk construction, for many years sheathed in lapped cedar siding, is significant because it is the only known structure of its type in Lavaca County, Texas, and illustrates the high quality of craftsmanship in the proud German tradition. A cache of personal letters from Neuhaus to his family in Germany described in great

detail the sequence of the building of the house, including the selection of the site, the materials utilized, arrangement and sizes of rooms, placement of windows, as well as setbacks encountered during construction. The Neuhaus homestead was the first permanent structure of the complex that would comprise the core of the officially designated (1861) town of Hackberry, Texas.

A. PHYSICAL HISTORY

1. Original and Subsequent Owners:

NEUHAUS HOMESTEAD: Constructed (1850-1852) by Ludwig Eduard Neuhaus, German immigrant, the fachwerk structure was built on the original 1,150-acre tract of land purchased out of the original George and William Scott Land Grant. Title to their league of land was granted to the Scott brothers on April 30, 1831, after they had petitioned the Mexican Commissioner General of the State of Coahuila and Texas of the Mexican Federation. (General Land Office Archive, Austin, Texas)

L.E. Neuhaus participated in land speculation throughout his life, buying and selling property. The complex of structures built on the acreage of the original tract remained under his ownership until his death (1901), when his estate was passed on to his wife, Auguste. Upon her death (1904), all property became equally divided among their five children: Franz Carl (Charles) Ludwig Neuhaus, Wilhelm Oscar Neuhaus, Julius Victor Neuhaus, Agnes Caroline Marie Neuhaus and Lillie Auguste Neuhaus.

The complex of buildings and properties have since passed down through various family members through either sale or inheritance. Presently, the L.E. Neuhaus Homestead is owned by Mr. Phillip Ross Neuhaus. Both Mr. William O. Neuhaus, III, and Mr. Victor Neuhaus, Jr., possess the deed to the Neuhaus Brothers General Store. The C.L. Neuhaus-King House is under the ownership of Mr. Morton King.

2. Date of Erection of Homestead: 1850-1852

3. Architect: No architect of record. The house was built of local materials by Ludwig Eduard Neuhaus, German immigrant.

4. Alterations and Additions:

EXTERIOR:

Windows on the South Elevation (Second Floor Leading to Balcony) : The two doors which now lead onto the balcony may have been placed where there were originally 3 windows which were described in a

written letter stating that there were five upstairs windows. (L.E. Neuhaus, Letters, 31 March 1850)

Windows on the North and South Elevations : The kitchen window is reduced in size from that originally built there. On the north and south elevations of the stone addition it is noted that trim board was added to the timber window frame.

Greek Revival Porch (north elevation) : This porch is probably an addition to the north facade since it was not described in letters and the style is not consistent with the construction date. The porch railing on the second floor balcony has been altered from picket to jig saw cut Victorian motif.

Masonry Store Addition with Cellar : An addition (approximately 20' x 25") was built onto the east elevation of the house. It is constructed of stone and covered with stucco, coursed to resemble ashlar masonry on the front or south facade.

Gable Roof : The original fachwerk house had a wooden shingled gable roof with jerkin-head gables at each end. The west jerkin-head gable was removed and the east was left intact but covered over when the new roof was added to accommodate the new stone addition.

Chimney : A chimney was added to the exterior of the east elevation sometime after the masonry addition was built. Heavy timber framework is extant in the wall of the gable end for attic access to the east, but it is now obscured from the outside by the present chimney

Cedar Siding : Cedar siding covers the fachwerk walls. Without further investigation it is difficult to determine if the fachwerk was ever left unsheathed. The siding was in place in a photograph made after the stone store addition.

INTERIOR:

Walls : Contemporary prefinished plywood paneling was hung over the original hair-and-straw plastered walls.

Closets : Storage / clothing closets were added on the second floor.

Kitchen : A modern kitchen was built in the northwest room of the house sometime in the twentieth century.

Bathroom : Bathrooms were added, along with indoor plumbing, on the first and second floors on the north side.

Electrical : The house has been wired for electricity.

Floors : Wall to wall carpeting and linoleum are on the first level floors. The second story flooring is wood plank, with the exception of the bathroom which has linoleum. The attic is floored with rough wooden planking salvaged from shipping crates from the store.

II. NEUHAUS BROS. GENERAL STORE

Statement of Significance:

The Neuhaus Bros. General Store is a substantial nineteenth-century commercial building set in the rural landscape of Texas. Built for L. E. Neuhaus and his sons, the two-story stone building with iron-shutter arched openings exhibits fine craftsmanship with an emphasis on quality and permanence. The architectural integrity and stylistic simplicity of the store demonstrate the skill of immigrant stone masons in Lavaca County. The sophisticated front elevation, using a parapet with stone dog-tooth cornice and brick cap, gives the appearance of a third story. The facade is organized into thirds by four full height vertical pilasters. The tall front porch with handsome chamfered columns supporting wooden vousoirs and decorative wrought iron balcony railing was added after original construction. Business records confirm that the store was intended to be the hub of a commercial center meeting all needs of the community, with goods including heavy equipment, carriages, clothing, food, medicine, liquor and novelties. The Neuhaus Bros. General Store is a symbol of the Neuhaus family's hope and achievement of growth and prosperity in Texas.

A. Physical History:

1. Date of erection: The transom above the rear (north) elevation doorway is painted with the date 1881. It is assumed this date indicates the completion of construction. A Hallettsville Tribune article from 1955 states that construction of the store began in 1873.

2. Architect or builder: It is suggested that John Schbesta, a Czech stone mason built the store (Strunk 1992). It is probable that the building was constructed by stone masons of Czech or German descent who settled in Lavaca County as there are examples of this occurrence through-out the county. A 1952 Hallettsville Tribune article states that John Brenner, of Rosenberg helped with the construction of the store. At the time Mr. Brenner was 92 years old.

3. Alterations and additions: An early photograph of the store, found in the L. E. Neuhaus homestead, shows the store without a wood porch across the south elevation. A family story suggests the addition was added to prevent children from falling from the second story. It is also

believed that the stone parapet was extended back from the front along the east cornice to conceal a water tank (not extant) sometime after construction. The iron-shutters which are on all exterior openings give the impression of having been added when the store was abandoned, however from all evidence they are original to the building.

III. C.L. NEUHAUS-KING HOUSE:

Statement of Significance:

The C.L. Neuhaus-King House, built in 1881 for Franz Carl Ludwig Neuhaus, reflects the expectation for future growth in Hackberry. The two-story house is a light wood frame structure covered by wooden clapboard siding. Strikingly similar in layout to the L.E. Neuhaus Homestead, this larger, updated house shares the massing of a main block and a detached single-story dependency, connected by a later-enclosed porch. Both floors of the main block are organized around a central hall with a suspended stairway. Stylistically transitional, the house combines elements of the Greek Revival -- a central-hall floor plan and projecting portico with stylized columns -- and the Victorian period -- bay windows, rich interior colors, and carpenter jigsaw detailing. Though it trails behind late nineteenth-century American building styles, the house is sophisticated for its rural Texas location.

A. Physical History:

1. Date of erection: 1880-81, concurrent with the construction of the store (oral history sources).

2. Architect or builder: Unknown.

3. Alterations and additions: In the late 19th century, the north porch connecting the main block and the dependency was enlarged and enclosed to create a large room. At the same time a small room in the upstairs hall was created to accommodate a bathtub room reached by a new door added in the master bedroom. The house was not modernized with the addition of electricity until the 1980s. Indoor toilet facilities are not yet installed.

B. HISTORICAL EVENTS AND PERSONS CONNECTED WITH THE STRUCTURES:

Land Ownership and Immigration: The Initiation of the Neuhaus Complex

In 1831, the Province of Texas was still a part of Mexico. Stephen F. Austin, son of Moses Austin, the first colonizer of Texas, acquired authorization from Mexican Governor Martínez to sell off his family's land in parcels to encourage continued colonization. It was in 1831 that George and William Scott were issued title from the Mexican government to their league in Austin's colony in the north east section of Lavaca County, Texas. In 1848, 1,150 acres of this 4,428 acre league would be purchased by Ludwig Eduard Neuhaus, German immigrant from Ellerburg, Germany, in Westphalia.

L.E. Neuhaus immigrated to Texas aboard the vessel, *Talisman*, in December of 1846. At this time many Germans were coming over to settle in Texas through the organization of the Adelsverein (the Society for the Protection of German Immigrants in Texas). In fact, Germans constituted the largest ethnic group to emigrate to Texas from Europe. ("German Immigrants ...", General Land Office) However, there was no indication that Mr. Neuhaus was a part of this colonization wave, but immigrated on his own initiative.

L.E. Neuhaus enthusiastically encouraged and even sponsored numerous German immigrants to come settle in the Hackberry area. He wrote home inviting family and friends to join him in Texas. His brothers, Franz and Hermann, joined him in 1849. His call went out for carpenters, blacksmiths, shoemakers, wagon-masters, teachers - skilled Germans who could contribute to the Hackberry community and augment its German population.

In 1847 he eventually settled in the north west corner of the Scott Land Grant in Lavaca County. Accompanied by Heinrich and Sophie Reckeweg, a German couple who would help him during his initial years of settlement, he set to work creating a small farm and ranch. Mention is made that a "block house" (40 oak trunks put on top of each other) was constructed on the site to provide lodging until his main house would be completed (L.E. Neuhaus, Letters, 8 Dec. 1847).

Between the years of 1850 and 1852, L.E., the Reckewegs, his brothers Franz and Hermann, and a few hired hands worked to build the half-timber fachwerk structure that stands today. It is known that he used resources from his land to build it, such as trees for the timber structural members and clay for the 25,000 bricks that he estimated he would need. The bricks were site-fired and used as the fachwerk infill. They also cut their own floor planks. It is interesting to note that the projected plans for the building of this house, which he described in a letter to his parents (LE Neuhaus, Letters, 31 March 1850) very closely describe the house which stands today. He traded his "draught-oxen" to have someone else provide the post-oak shingles to roof the house. (LE Neuhaus, Letters, 8 Sept 1850) By late

1852, the homestead was completed (L.E. Neuhaus, Letters, 21, April 1852). That same year he returned to the completed homestead from a visit to Germany accompanied by his young bride, Auguste, and her older sister, Marie (who chose to join her sister as there "should not be a lone woman in the wild country of Texas." [Strunk, personal file]). Auguste, the daughter of Wilhelm Koch who had married Neuhaus' sister, Caroline, was seventeen years of age when she was taken to Texas.

Various structures were built near the homestead site to accommodate livestock, storage, kitchen and dining. A cistern was located within the kitchen/dining wing.

It should be noted that the two other primary buildings of the Neuhaus Complex (The Neuhaus Brothers General Store and the C.L. Neuhaus-King House) will be described elsewhere, attesting to the growth of the community, the expansion of his business ventures and eventual establishment of the town of Hackberry.

L.E. Neuhaus and Business Activities

Upon settling in Lavaca County in 1847, L.E. Neuhaus initially went into farming and ranching. By 1852 he added to his livelihood the business of running a general store out of his house. (LE Neuhaus, Letters, 21 Apr 1852) This proved quite successful, and around the end of the Civil War a stone addition was built onto the east end of the homestead. His wife, Auguste, helped him run the store, being the daughter of a merchant. It was in 1861, when taking on the title of Postmaster, that he named the community, "Hackberry", because of the abundant hackberry trees located on his property. (M. Neuhaus, p. 78) Over the years L.E.'s business ventures also included owning and operating both grist and saw mills, and a cotton gin. He had a distillery from which "Possum Hollow Whiskey" was made. (Kubicek, 1992) Mustang Grape Wine was produced under the label of "L.E. Neuhaus, Proprietor." (Kubicek, 1992)

He often acted as banker and financier in the community, along with being very active in the buying and selling of real estate. The extent of his involvement can be seen by referring to the numerous deeds and legal instruments recorded in the Lavaca County courthouse in Hallettsville, Texas, showing property exchanges in which he was involved. A particularly interesting purchase by L.E. involved a land grant from the Fisher-Miller German colonization in Menard County, approximately 90 miles west of Austin, Texas. He was issued a Certificate towards a land grant there in 1850. (General Land Office Archives, Austin) Since he did not live there, it is assumed that upon its purchase, he sold it, or portions of it, to the German settlers of that town and thus made money off of his investment.

By 1881, his mercantile business had expanded so well that a much larger, handsome two-story store was built of stone approximately 100 yards northeast of the homestead.

In his earlier store, items such as groceries, clothing, hardware, farm equipment and implements, wagons and even medicines were sold. (M. Neuhaus, p. 78) The new stone store continued with this and an expanded inventory including jewelry, notions, tobacco and even Neuhaus' own Possum Hollow whiskey. Some goods were evidently imported from Germany as special reminders of the homeland (business ledgers found in store). The Texas State Gazeteer and Business Directory (1890-91) references the "Neuhaus Brothers Saloon and General Store".

L.E. Neuhaus operated the mercantile business with his sons, Carl Ludwig and Wilhelm Oscar, until his retirement in 1882, when he left the store in their hands. After leaving the store he traveled back to Germany and eventually moved to Mt. Vernon, New York, to escape the summer heat of Texas (M. Neuhaus, page 79).

Transportation and Its Effect on Hackberry

The complex of Neuhaus buildings (The Homestead, Neuhaus Brothers General Store and C.L. Neuhaus-King House) constituted the core of this small town of Hackberry. Actually there is no record of other residences in the town proper even though the population was noted to be 300 at one time. Its placement along the famous Gonzales-San Felipe Road (known as the road of retreat which Sam Houston would use after the battle of the Alamo, as well as a vital route which ran across the northern part of the county) was crucial in the years of the stage coach runs, which lasted until the turn of the century. One stage coach line which branched off this major route in the 1860's was the local Rischer-Hall line to Alleyton. Mr. Amasa Turner, nearby plantation owner, operated the local stop over until he moved to Gonzales at the end of the Civil War. At that time, L.E. Neuhaus assumed the operation of a stage coach stop-over in the Hackberry area. The stage coach line then went through Columbus, Content, Oakland and Hackberry. (Strunk, 1992) L.E. stabled teams of fresh horses for the drivers, and provided a restful place for the weary travelers to relax and perhaps do some shopping at his store. Along with stage coach travel, the road was also used by ox-carts for the delivery of goods to towns such as Hackberry.

Stage coach travel was the primary means, other than by horseback, of getting to and from Hackberry. Twenty-six years prior to the arrival of the railroad in that area of Lavaca County, L.E. had heard on what he considered good authority, that it might come close to his settlement area. He commented in a letter, "Beautiful outlook for an owner." and saw the promise of growth and prosperity. (8 Dec 1847) When the railroad did arrive in 1873, however, it bypassed Hackberry and went through Weimer,

Columbus and Schulenburg. (Strunk, 1992) In March 2, 1874, approximately one year later, L.E. comments in a letter that he is experiencing a slump in business and attributes it to the railroad being so far from Hackberry. He provided stage coach transportation from the depot at Schulenburg and Hallettsville to Hackberry well into 1897 (Gazeteer, 1896-97), but that did not help to offset the sharp decline and eventual demise that Hackberry experienced at the end of the century.

Growth and Decline

Up until the mid to late 1880's, the community around the Neuhaus Complex underwent steady economic growth evidenced by building construction and expanded commerce.

The completed homestead quickly became a general store, expanding with an addition to the structure and finally relocating into a larger facility (the stone store) to accommodate his successful, expanded mercantile venture. The staffing of these businesses started off small, with L.E., his wife, and then-teenage sons manning the homestead store. When the large stone store was run by L.E. Neuhaus and his adult sons, Carl Ludwig and Wilhelm Oscar, there was, at one time, up to 20 clerks in their employ. (Strunk, 1992) At the same time that the stone store was under construction, a stately Greek Revival house was being built for C.L. and his family. The Neuhaus Complex evolved during those prosperous times.

According to select years of the publication, Texas State Gazeteer and Business Directory (1884-85, 1890-91, 1896-97, 1914-15), the rise and decline of the town of Hackberry can be traced by examining the commercial listings. In the 1884-85 publication Hackberry is noted as having a population of 300, including seven carpenters, three teachers, a blacksmith, a physician, a notary and, with two churches in town, possibly two preachers and the Postmaster, C.L. Neuhaus. Seven grist and gin mills are mentioned as well as three general stores, one of which is the Neuhaus Brothers General Store, also listed as Tin Shop and Telegraph Agent, operating out of the new stone structure, completed in 1881. Hackberry boasted a school, and provided daily stages to Hallettsville and Schulenburg. (Gazeteer, p. 411)

By 1890-91, the population remained at 300, but the number of businesses listed dropped from 23 to 13. Of that number there were four carpenters, six millers, the physician, notary, and the two preachers, as the two churches were again mentioned. The Neuhaus Brothers Saloon and General Store was the only mercantile establishment listed. Stage coach runs to Hallettsville and Schulenburg were still being offered, and C.L. Neuhaus was still the Postmaster. (Gazeteer, p. 585)

The population dropped dramatically to 50 in 1896-97, when only two businesses were listed: The Neuhaus Brothers General Store and the Hackberry Mill and Gin Company. Mail Stages ran daily to the two towns. O.L. Neuhaus was listed as Postmaster. (Gazeteer, p. 668)

Regarding the movements of the Neuhaus family members in relation to the population drop, it is noted that at the turn of the century many had relocated. By 1894, L.E. Neuhaus, his wife, Auguste, and daughter, Lillie, had moved to Mount Vernon, New York. (M. Neuhaus, p. 79), where he died in 1901. Upon the death of Auguste in 1904, only one son was residing in Hackberry, Charles L. Neuhaus. W. Oscar Neuhaus had relocated to Schulenburg to run the branch of the Neuhaus Brothers General Store and Julius Victor was living in Houston. Agnes Neuhaus was at a Mount Vernon, New York address. (Auguste Neuhaus Will) According to a newspaper interview (20 Feb 1969), Mrs. Ilse Neuhaus Richardson (daughter of Franz Carl (Charles) Ludwig) stated that when she moved to Houston in 1906, "Hackberry was in the midst of losing its citizens"... ie, Neuhauses as well as community members. By 1914-15, there is no listing whatsoever of the town of Hackberry in the Gazeteer (p. 507).

With the relocation of family members, the General Store was under other than family management for its remaining years of life. During the early 1900's and into the 1930's, the first floor of the stone store was leased to various individuals, Mr. Lorfing, Mr. Moelert and Mr. Kay, who each operated it as a store. After their attempts at keeping this commercial venture alive in Hackberry, the doors were finally closed in 1935. (Hallettsville Tribune, 11 Feb 1955) The C.L. Neuhaus house, the home of Erna Neuhaus and Morton King and their family, is vacant, except for weekend retreats by family members. The homestead was occupied by Charles Paul Neuhaus and his wife, Lethe, until their deaths in 1990. The small house next to the homestead has been occupied by the Gene Christen family, who worked on the farm for the Neuhauses for the past forty years. Soon, it too will be vacant when the last resident of Hackberry moves away. The town of Hackberry, with all its memories, sleeps.

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PART II: ARCHITECTURAL INFORMATION ON NEUHAUS COMPLEX STRUCTURES

I. NEUHAUS HOMESTEAD:

A. General Statement:

1. Architectural Character: The Neuhaus Homestead is a rectangular, two-story half-timber structure with brick infill, or fachwerk, which is sheathed with lapped cedar siding. A two-story wood entrance portico in typical Greek Revival style was added at an unknown date. A two story with basement stucco-covered masonry addition which served as an expansion to Mr. Neuhaus' dry goods store, which he operated out of his house, was also added around the end of the Civil War. The original roofing was oak shingles. It has not been determined if the original shingles are in place, but shingles are evident under the present corrugated sheetmetal roofing. There is a detached wood frame building approximately 10 feet to the north of the northwest corner of the homestead which served as kitchen and dining room and probably storage.

2. Condition of the Fabric: Excellent

B. Description of Exterior:

1. Over-all Dimension: The two-story, rectangular house is approximately 25 feet wide and 36 feet long. It has lapped cedar sheathing over half-timber (fachwerk) original structure. The store addition (approximately 20' x 25') is masonry covered with stucco, scored to appear as heavy ashlar masonry on the front or south facade. There is a Greek Revival style 2-story entry portico of wood on the south facade which opens to both the first and second floors.

2. Foundations: The walls of the store addition extend below grade to create a flared stone foundation and basement. The north facade of the house has stone underpinning which may also support the timber sills. Concrete piers (9 inches square at the base) have been placed at one to two foot intervals along the west and south elevations to support the timber sills. Stone piers, possibly original, support the front portico.

3. Wall Construction: The walls of the house are heavy timber or German fachwerk. All walls, interior and exterior, are constructed of 6" timbers with brick infill. The walls of the store addition are stone covered with stucco on the interior and exterior, 24 inches thick at the basement and first floor, and 15 inches on the second floor.

4. Structural System, Framing: Hand-hewn, 6" x 6" heavy timbers with curved diagonal bracing at all corners. The store addition is of solid masonry (stone).

A support system implemented to leave the first floor area of the stone store clear-span is visible in the attic area. It consists of a steel saddle attached to the ridge board from which a pair of turnbuckles extend into and through the second floor room and attach to the floor joists. The support rods are concealed in the second floor room within a boxed column.

Another feature visible in the attic of the stone store is a wrought iron tension rod with turnbuckle which is attached to wood roof framing members providing lateral support.

5. Porches, Outbuildings: There is a 2-story wooden Greek Revival style portico, 11 feet wide and 6 feet deep, which was added to the south elevation of the house. Located approximately 10 feet north of the house, the adjacent kitchen/dining room outbuilding is approximately 15' x 46'. It has three rooms inside with a shed added on to the west elevation and a porch roof on the east. The roofing throughout is corrugated sheet metal.

6. Chimneys: An interior chimney of the fireplace serving the bedroom on the first floor extends up through the roof but does not have a visible fireplace on the second floor. However, an exterior chimney on the east elevation serves no visible fireplace but there is an ash door on the exterior at the first floor level. It has recently been used for a stove, however, it is a large chimney to have been built only as a flue for a wood stove and would not have required the cleanout door.

7. Openings:

a. Doors and Doorways: The north facade has only a single exterior paneled door. The entrance to the cellar is composed of two outward-swinging metal hatch doors. The main entrance at the south portico is a set of double paneled doors. The entrance to the store addition is also a set of double paneled doors on the south facade. Two paneled doors with upper lights, probably in openings that were once windows, open onto the porch at the second level of the portico. A side-hinged plank access door on the west exterior wall at the attic level allows for air flow and ventilation for the attic. A similar door was probably at the east end of the attic where the framing is evident, but the door was lost with the addition of the east chimney.

b. Windows and Shutters: Wooden double-hung windows on the house have six-over-six light sash at the first floor and six-over-four on the second floor. The second floor windows are narrower than those on the first floor. The first floor entry portals on the south each have a six light transom but no sidelights. There are no shutters.

8. Roof:

a. Shape: There is a 7:12 pitch gable roof. A jerkinhead gable was at each end of the original structure but was removed when the stone addition

was built. The jerkinhead gable at the east end is in tact and visible from the attic, although it has been roofed-over and is not visible from the exterior.

b. Covering: Roofing material is corrugated sheet metal laid over the previous shingle surface.

c. Dormers: None

e. Porch Roof: Pedimented open gable.

C: Description of Interior:

A. Floor Plan:

a. Basement: Cellar with dirt floor under the store addition part of the house only containing shelving and boxes which were for the storage of goods related to the store.

b. First Floor: From the front porch, the double-door entrance opens into a living room. Off of this living room area are doors leading into the store addition to the east, a bathroom to the north, a bedroom to the west and the rear foyer/stairhall to the north. At the foyer there is a door to the kitchen to the west, an understair pantry/closet and stairway to second floor.

c. Second Floor: The main room of the second floor is the assembly room which opens onto the portico balcony. Three bedrooms (one of which encompasses the entire area above the store addition, the other two at the west end of the house) open off of the assembly room, as does a bathroom to the north, a storage area, and the upstairs foyer with stairwell leading up from first floor foyer and another short flight of stairs leading up to the attic. The northwest bedroom also opens into the upstairs foyer.

d. Attic: The attic is accessed by a short flight of stairs from the second floor foyer. Flooring is rough planking of packing crates and the walls are uncovered showing the original fachwerk at gable ends. It extends the full length of the house with a wall at the point where the store addition was joined to the original house. At that point, the gable roof with jerkinhead end is noted on the original house part. Roof lathing and earlier shingles are apparent overhead.

2. Stairways: The only stair is located in the foyer at the north entrance to the house. The newell posts gently taper from bottom to top and are capped by square chamfered blocks evoking images of Shaker detailing. The stair is constructed of unfinished, milled lumber. A hexagonally chamfered handrail runs between the newells supported by plain square balusters. On the second floor is a steeply graded set of stairs to the attic with no handrail.

3. Flooring: The kitchen and foyer have linoleum flooring. Wall to wall carpeting covers the rest of the first floor. On the second floor the floors are of wood. The attic has rough wood planking.

4. Wall and Ceiling Finish: First floor walls are plastered fachwerk throughout covered with prefinished, contemporary paneling. Second floor walls continue with plastered fachwerk which has been paneled over in some rooms. Painted exposed heavy timbers with plaster in-fill can be found in the second floor hall. Ceilings are a mixture of painted wood plank, prefinished paneling and some wallpaper on cloth.

5. Doorways and Doors: The paired front entrance doors are simple panel doors. Other interior doors are paneled.

6. Trim: The house interior is basically unadorned, with simple rectangular boards. The store addition has moulded profiles on baseboards, doors and windows.

7. Hardware: The two sets of double doors on the south elevation have surface mounted brass box-locks with sliding latching assembly. The majority of the doors on the first floor have small round door knobs while those on the second floor have lever handles.

8. Lighting: Surface mounted incandescent lighting throughout.

9. Heating: A fireplace opens to the first floor west bedroom with its chimney visible in the kitchen. A free-standing gas room heater is on the second floor. The chimney on the east wall of the house store addition suggests that heating for that portion of the house was at one time in the fireplace and later the chimney was used for wood stove flue.

D. Site:

1. General Setting and Orientation: The Homestead faces south, sited amongst large trees at the top of a hill commanding a view of the rolling Texas countryside. The siting of the house provided excellent natural ventilation taking advantage of prevailing southeasterly breezes.

2. Outbuildings:

a. Kitchen/Dining Room: A detached one-story, rectangular kitchen/dining room outbuilding is located some ten feet off the northwest corner of the homestead. The main portion of the structure apparently consisted of the kitchen with a prominent fireplace at the east end of the room. The dining room is through a door at the other end. A storage area is divided into smaller rooms, one of which houses a cistern which collected

roof water from the homestead. A shed which encloses the chimney has been built onto the east end.

The cedar sided frame structure is approximately 15 feet wide and 50 feet long. It has six-over-six windows on the north and south elevations, with louvered blinds. The west elevation of the shed has 3 single windows of six lights each. There is a double wood panel door entrance with three light transom into the kitchen and the same for the dining room, both on the north elevation.

Roofing for the structure is corrugated metal sheeting.

b. Cistern Piers: Located east of the chimney on the east facade is an 8-sided storage shed which has been constructed between four brick piers placed to elevate another cistern. The base for the cistern is extant, but the tank itself has been removed. At one time the room under the cistern was used as a bathing shower.

c. Adjacent residence: A frame two-story residence is located just east of the homestead house. This structure was built as a storage building with no porches, having a central door on the south flanked by windows on each side and three equally spaced windows at the second level. Later the structure had a gallery addition to the south in the Greek Revival style. An addition was also made to the north side of the building and now accommodates the stairway and a bathroom on the ground floor and a bathroom on the second floor. The building is roofed with corrugated sheet metal.

d. Barns and Garages: Two substantial wood frame barns are to the north of the homestead. Other storage buildings of corrugated sheet metal have been added through the years.

II. THE NEUHAUS BROTHERS GENERAL STORE

A. General Statement:

1. Architectural character: This is an example of a substantial nineteenth century stone commercial building that would have been common to almost any Texas town. It is unusual to find such a structure in an extremely small, rural community such as Hackberry. The fine masonry detail is representative of the skill of local craftsmen. The attention to detail is very sophisticated for the setting, but consistent with the ideals and attitudes and the prospect for the community. It is likely that the building was constructed by either Czech or German immigrant stone masons (Strunk 1992).

2. Condition of Fabric: Excellent.

B. Description of Exterior:

1. Over-all dimension: This is a rectangular masonry structure of three stories with a two-story wood porch addition along the front (south) elevation. The masonry portion of the building is 32 feet by 100 feet and the porch addition is 32 feet by 11 feet.

2. Foundation: A stone perimeter foundation extends approximately four feet below the water table. Two longitudinal, continuous stone foundations also extend down four feet.

3. Wall construction, finish and color: Solid, load-bearing sandstone masonry walls of irregular ashlar courses and rough-cut regular courses. Stone pilasters appear on the front facade, where coursed masonry has been used. An early photograph of the store prior to the porch addition indicates the voussoirs stone work with brick cap may have been painted. There is also a slight discoloration along the exterior east elevation that possibly indicates remnants of a painted advertisement.

4. Structural system, framing: solid, load-bearing masonry walls that decrease in thickness at each floor.

5. Porch: A two-story wood porch resting on a stone footing is attached to the front (south) elevation at the ground level. The porch facade is divided into thirds with chamfered, wood columns forming an arcade with wood voussoirs accentuating the arches. At the second story the balcony floor is sheathed in contemporary corrugated metal enclosed by a delicate wrought iron balcony railing. The balcony is not roofed.

6. Chimneys: An extended masonry flue extends through the wall of the northeast corner of the ground floor and at the southeast corner of the parapet.

7. Openings:

a. Doorways and doors: The principal entrance is through the south elevation. Behind the iron shutter are four wood and glass folding doors which are bi-fold hinged. The rear entrance replicates this treatment with the addition of a swinging half-door between the iron shutter and the wood and glass folding door. Above the glass and wood folding doors is a fan light transom with the word "welcome" painted in the glass along the front and the date "1881" painted in the back. The side door on the east elevation of the ground floor is a wood and glass door, also behind an iron shutter door. The second story has a wood and glass door opening onto the balcony of the south elevation, also behind iron shutters.

b. Windows and shutters: All windows with the exception of two louvered windows in the attic north and south elevations are protected by iron shutters. The windows are double hung six-over-six lights. Some of the glass lights along the ground story south elevation are etched.

8. Roof: The roof is gabled and sheathed in corrugated metal. The roof is not visible from the south elevation due to the third story brick parapet.

a. Shape, covering: A gable roof with parapet front.

b. Parapet: Rising above the gable roof of the front (south) elevation is a stone parapet capped with a brick dog tooth cornice. The original parapet was only across the front (south) elevation, but an extension of the parapet was added extending approximately ten feet along the east side.

Note: Two painted, steel, I-beams cross at a 45 degree angle, attaching the south parapet and eastern parapet. The I-beams were speculated to have been placed later to support a water tank. There is a water connection at the eastern parapet although some connections are missing. It is conjectured that the water connections fed the wet stand pipe located behind the side door of the ground floor. The water was used to feed two sinks along the ground floor; one located just inside the metal doors at the entrance, and the other at the eastern edge of a counter and shelf space near the side entrance. In addition, connections could possibly have fed a coiled hose suspended near the side door of the ground floor. Local sources believe the water system served as fire protection in addition to feeding the sinks (Strunk 1992).

C. Description of Interior:

1. Floor Plans:

a. Basement: A trap door at the north end of the ground floor accesses wood stairs to the dirt basement. Cask and trolley storage, including 18 barrels, are still located in the basement. Cool air convection grates and a pipe that fed the sinks are also visible, as is the foundation system.

b. First Floor: The east and west walls are lined with built-in cabinets with drawers in the lower half with shelves above. The drawers are stamped listing the contents therein: plow bolts, hooks & straps, lap rings, sand paper, paint brushes, hand saws, clothes pins, etc. The cabinets are nicely detailed with applied moulding and decorative trim.

A horseshoe shaped service counters extends down the narrow length of the store to the approximate position of the side door. There is storage behind the counter, the front or customer side being

paneled. A slide-out section of the counter allows the only access to the public area from the service area. A back-counter and shelf space divides the store in half from north to south with aisles on either side from front to back.

The post office was located at the front of the store against the east wall. It was partitioned off from the clerk area with a lockable, wood grill door. It could also be accessed from the front window where a stone step put the patron up to the window sill.

In the back of the store against the east wall was a manager's or bookkeeper's roost elevated off the floor and accessed by a stationary step-stool. The area was protected by a lattice grill with a small opening where transactions could be conducted. Visible from the manager's perch was not only the rear entrance and the front floor area, but also a large floor scale. In the northwest corner a small booth was built to house Hackberry's own phone system.

A stairway to the second floor rises from the northwest corner, landing one-third of the way up and turning east, landing on the second floor at about mid-span.

c. Second floor: Although shelving extends down most of the interior walls the floor space is more open than on the first floor. A door along the south elevation leads onto the balcony. Framing the door on either side are two large, six over six light double sash windows. In the north end of the store is a framed opening to the first floor allowing for a pulley-type elevator system to pass through, the pulley being attached in the attic. Among the articles lying out on the tables is a banner that reads, "All Kinds Of Furniture" perhaps displayed from the balcony. Numerous work tables are still in place as well as a bench placed against the east/west wall perpendicular to the stair. This bench served as a tool bench with numerous metal shavings and chisel marks on the seat.

A stair to the attic rises just south of the landing of the stairway from the first floor. This stair rises from east to west with no landing.

d. Attic: The attic space is completely open with louvered windows at the center of the north and south elevations. The attic floor is supported from the roof by one-half inch metal rods suspended from the roof at mid-point approximately five feet apart. The rods attach at the attic floor joists. The pulley for the elevator system is anchored into the roof at the north end just off center to facilitate a centered line extending to the ground floor.

2. Stairways: An open well stair with chamfered newel post leads to the second story. The stair to the attic is closed without rail.

3.. Flooring: Wood floors through-out. The basement has a dirt floor.

4. Wall and ceiling finish: Firsts floor walls are sheathed with horizontal wood siding to which cabinets are attached. Stone is exposed on the walls of the second floor. Ceilings on both floors are beaded board.

5. Doorways and Doors: The north and south doors at the ground floor are paneled wood and glass bi-folding doors with glass transoms. The side door is wood with glass panels. The second story door has a blocked transom. All doors have exterior iron shutters.

6. Trim: The cabinetry along the east and west walls of the ground floor has applied shaped wood molding. The customer service counter is also trimmed with moulding.

7. Hardware: Cast metal handles are on the drawers and window rails. Door hinges are decoratively cast.

8. Lighting: Oil burning lamps are the only lighting source since the store has never been wired for electricity.

9. Heating: Two coal burning metal stoves on the first floor provided the only visible heat source.

D. Site:

1. General setting and orientation: The store faces south at the intersection of a state highway and a gravel county road. The store has the same orientation as all of the structures on the site and takes advantage of the prevailing southeast winds. It is visible from far distances because of the rise of the land, and is the focal point of the abandoned town. Because of its orientation it was then, and is today, the central structure in the complex.

2. Outbuildings: East of the store is a storage facility which has had an addition to the west. The warehouse still houses old carriages and farm implements. There is a narrow rail flatbed car that at one time could be horsedrawn from the loading dock of the store into the warehouse. The car is still in place in its berth inside the warehouse, but the rails have been removed, as has the rear loading dock of the store.

III. NEUHAUS-KING HOUSE:

A. General Statement:

1. Architectural character: Transitional in style, the house combines the central-hall plan and projecting columnar portico of the Greek

Revival with the exterior jig-saw ornament, extended bay windows, and rich interior colors characteristic of the Victorian period.

2. Condition of Fabric: Excellent.

B. Description of Exterior:

1. Overall dimension: The main block of the house measures approximately 42 by 27 feet; the porch addition, approximately 28 by 17 feet; and the kitchen wing, 56 by 14 feet.

2. Foundations: Original piers are sandstone, many of which have been replaced with precast concrete piers.

3. Wall construction, finish and color: The walls, constructed of wood studs with wooden clapboard siding, are currently painted blue-grey with white trim. The original paint color is not yet determined, but the house appears in photographs to be light in color with dark trim and window and door treatment.

4. Structural system, framing: The house was built of light frame construction with load bearing walls. The construction is platform on piers.

5. Porches: The house originally had a back, north-facing porch, which was later enclosed. On the south the house has a central, columnar, projecting portico characteristic of Greek Revival buildings. This two-story pedimented portico is defined by two hexagonal, tapering columns, which are a takeoff from the Doric column, in a manner characteristic of Texas architecture of the period. The porch features carpenter jigsaw on the balustrade and brackets, typical of the Victorian period. The porch is reached from both floors through pairs of paneled doors.

6. Chimneys: The house has one internal chimneys which serves a fireplace located in the southwest parlor on the first floor of the main block. A flue at the house's northeast end is visible in the master bedroom on the second floor and the main living room on the first floor.

7. Openings:

a. Doorways and doors: The house's main entry, located on the south side, has a central set of double doors which are each four paneled. This doorway features a transom and side lights with etched glass. Dividing the doors from the side lights are Doric pilasters which also serve as the door stops. The double-door entry of the first floor is duplicated on the second-floor balcony as well as on the northern side of the now-enclosed

patio area. In the dependency, three pairs of four-panel double doors are regularly spaced along the southern elevation. A single-door entry leads to the west side of the enclosed porch between the mass of each building. All exterior doors open inward.

b. Windows and shutters: This house has double-hung sash windows with six over six lights. This type of window, generally dating from the 1870's in Texas, is characteristic of a Greek Revival house (Alexander, p. 89). All the windows of the house feature exterior louvre blinds. In contrast to those of the rest of the house, the blinds of the bay windows on the front facade are placed on the interior.

8. Roof:

a. Shape, covering: The house and the kitchen/dining each have an east-west gable. A pediment extending to the south over the entry portico. A metal standing-seam roof covers the original wood shingle roof throughout

C. Description of Interior:

1. Floor Plans:

a. Basement: None.

b. First Floor: The main block of the house consists of rooms organized around a central hall, as in Greek Revival buildings. Through the main double-door entry is a central hall, containing a prominent stairway rising toward the south or front. It has a suspended mid-landing and turns back north and lands in an upper hallway. A small closet is under the first string against the wall on the first floor. To the east of the hall is a large living room. To the west are two rooms; the southwest room appears to be a parlor or den with fireplace, the other a small room which opens into the front parlor as well as into the hall. The original use of that room is not clear.

A large room has been created from the north porch which connected to the kitchen/dining rooms. To the west of this large room is the long, one-story rectangular dependency which has now become a wing of the house. Within this block are a series of rooms: a dining room, kitchen, a pantry and wash basin, and a bedroom at the far west end. Servants and store workers may have at one time resided and dined in this wing (Stunk, date).

c. Second floor: The walls of the second floor mirror that of the first floor. Three bedrooms are located on this floor. To the east side of the central hall is the master bedroom, which contains a wash basin. Adjoining the west end of this bedroom is a small room that was taken out of

the central hall which is only large enough for a bathtub. The side lights of the second-story double-door entry are now within the bath tub room. On the other side of the hall are two bedrooms, each with a door to the hall as well as a shared door between.

d. Attic: The unfinished, floored attic, is accessed from the second floor by narrow stair above the suspended stairway and through an attic hatch. The open space of the attic is primarily used for storage. It is floored with shipping crate panels and has louvered door vents to the south, east, and west. Its ceiling joists accommodate the soffit of the boxed eave.

2. Stairways: The main stairway of the house is an unusual wooden, suspended staircase. It has a handrail with turned banisters and newel post. The stairway consists of two flights of stairs and a landing. A separate stair leads to the attic.

3. Flooring: The floors of the house are composed of center cut pine planking with tongue-and-groove joints.

4. Wall and ceiling finish: The wood walls are painted, stained, and wall-papered. The ceilings are painted or of wood planking. Research shows that the interior paint was originally in Victorian period colors such as mustard, ochre, green, brown, and deep orange.

5. Doorways and Doors: Single four-paneled wooden doors are framed with surrounds of wooden molding.

6. Trim: Fourteen inch base boards throughout. The living room and parlor have picture molding and raised panel wainscoting.

7. Hardware: The house has a number of notable hardware features. Door hardware includes the front-entry doorknob in which a bell mechanism is integrated and locking devices on the parlor doors with an anthemion leaf motif which complements the keyhole surround. Windows have decorative window latches and beautifully crafted window lifts in the unique form of a cupped hand, clearly showing details such as fingers, fingernails and palm mounds.

8. Lighting: Original lighting was oil lamps. Incandescent lighting fixtures were added only seven years ago when the house was electrified.

9. Heating: The sources of heating presently include a stove in the southwest parlor on the first floor and stoves in the kitchen and bedroom in the dependency. It appears that a stove may have once heated the master bedroom.

D. Site:

1. General setting and orientation: The house is situated on a rise from a creek to the south. It is fronted by a private dirt road and a field beyond to the south. Evidence remains of a walkway directly leading to the 1881 stone store to the west. The brick walkway was covered over with sand creating easier maintenance (Morton King).

2. Outbuildings: A cistern for the house is located to the north of the room connecting the wing to the main house. The cistern was originally supported by four brick-masonry piers similar to the piers found at the store and at the homestead, but with the addition of the second-floor plumbing, it was necessary to elevate the tank by constructing a tall wood derrick and platform on top of the piers.

END

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Winedale Preservation Institute
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PART III. PROJECT INFORMATION

These records are part of the Measured Drawings and Historic Documentation course pertaining to the Neuhaus Complex at Hackberry, Texas. This project was completed in June 1992 in accordance with the goals and standards of the Historic American Buildings Survey and the Winedale Historic Preservation Institute of Winedale, Texas.

This project was under the joint direction of the University of Houston College of Architecture and The University of Texas at Austin School of Architecture. Project Directors were Professor Wayne Bell, FAIA, and Associate Professor Barry Moore, FAIA. Participants in the project included Melissa Barnett, Carolyn Campbell, Quana Childs, Hugo Gardea, Linda Glaze, Diane Gray, Monica Griesbach, Dana Hutt, Barre Klapper, Thieu Luong, Kent Millard, Kevin Milstead, Laura Ostlind, David Payne, and Matthew Rodda, Myoe Than, and Tara Travis. Translation of material from German was done by Alfred and Hilde Brueckner.

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